

Development Review Board Application Narrative for:

## *Parcel W at Troon North*

### ▪ Landscape & Site Architecture

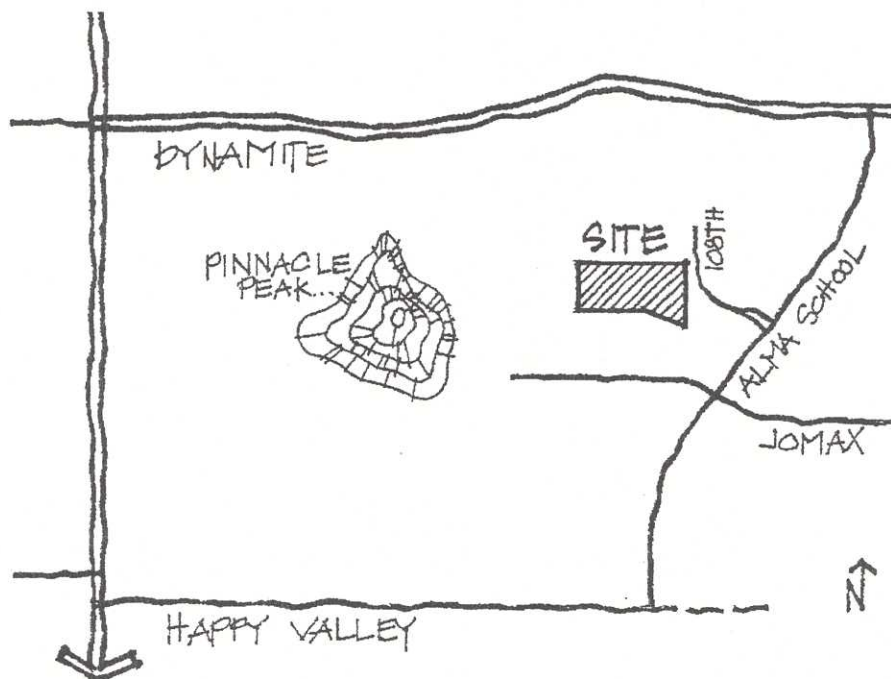
#### LOCATION.

The subject property is located in the southeast corner of the Troon North master planned community in north Scottsdale west of Alma School Parkway and south of Dynamite Boulevard. The  $\pm$  18 acre site was previously owned by the State of Arizona and master planned as a part of the Troon North [Pinnacle Peak Village North] master plan originally approved by the City in 1986. The Scottsdale Development Review Board recently approved the Preliminary Plat for the proposed 16-lot custom home subdivision.

Parcel W at Troon North is zoned R1-18 H.D. [Hillside Development] and H.C. [Hillside Conservation] under the Hillside Ordinance, the precursor to the Environmentally Sensitive Lands Ordinance.

#### LOCATION MAP.

[NTS]



19-DR-2003

3/17/2003



Prepared for: PW Investments, LLC  
Prepared by: Tornow Design Associates, PC

## **ENVIRONMENTAL CONDITIONS.**

### Topography & Slope.

The topography for this parcel is gently undulating as the site falls from the south to the north at an average slope of 8-10 %. The site is bisected by small washes that flow through the property in northerly and easterly directions.

The most significant topographic feature of the site is two small hillside landform areas located in the southeast and southwest quadrants of the property. These areas are comprised of steeper topography [+25%] and larger rock features.

### Hillside Conservation.

Parcel W at Troon North was a part of a larger master plan approved under the Hillside Ordinance. Pursuant to the Hillside Ordinance and Troon North zoning stipulations, the exact alignment of the No Development / Hillside Conservation [H.C.] line was determined based on actual site features such as land slopes and rock features and verified by in-field walks with City planning staff.

The approved H.C. areas were analyzed by a geologist and delineated in-field with the assistance of the City staff and are reflected on the preliminary plat site plan. During the Preliminary Plat approval process, the No Development / H.C. line was approved by the Development Review Board in late 2002.

### N.A.O.S./Slope Analysis.

Gilbertson Associates, Inc. has prepared a slope analysis of the site utilizing recent digital topographic mapping. Based on the requirements of the Hillside Ordinance, approximately 4.3 acres of N.A.O.S. are required on the portion of the site zoned R1-18 H.D.

### Vegetation/Site Features.

The site is typical of the upper Sonoran desert areas of the north valley. The site features a mix of desert trees, shrubs, ground covers and cactus and is predominately undisturbed. The primary tree species is the palo verde tree while creosote, bursage and jojoba are the main shrubs. Saguaro, ocotillos, barrel cactus, yuccas and cholla are found on the site also.

Additionally, numerous granitic boulder outcrops are present throughout the site. The larger boulder features have been inventoried through the use of digital aerial photography and confirmed during various site walks with the planning team and the City staff.

## **DEVELOPMENT REVIEW BOARD REQUEST.**

Request. This request is to seek approval of the proposed landscape and site architectural components for the project. This proposal features a low site walls, project identification sign and desert landscape improvements described below.

Landscape Concept. Due to the relatively small size of the project and the fact that a majority of the site will remain undisturbed, the landscape component of the project is focused on three general areas: the





street frontage and entrance to the subdivision at 108<sup>th</sup> Place, the cul-de-sac median island and at the "elbow" created by the internal street.

The street frontage along 108<sup>th</sup> Place is sparsely vegetated and / or disturbed natural area. The landscape areas along 108<sup>th</sup> Place have been disturbed by off-road vehicles and area construction activities. The developer proposes to restore this area with indigenous trees, shrubs and cactus to provide continuity along the street. Additionally, granite boulders and subtle berming / mounding will be introduced to complement the surrounding boulder outcrops and undulating site [see concept plans submitted with this application]. On-site decomposed granite will be utilized as primary ground topping to complete the restoration. Other landscape areas present on the project include the cul-de-sac median island and the intersection created at the "elbow" of the internal street [see plans].

Similar techniques will be utilized to create interest at the cul-de-sac median island and the "elbow" of the internal street. Landscape easements may be provided to accommodate the proposed landscape improvements, site walls, project identification signs, irrigation and low-voltage lighting, etc.

Plant Palette. The landscape concept for the Parcel W at Troon North development relies on using the natural plant palette of the area, including:

-Palo Verde	-Creosote	-Jojoba
-Mesquite	-Bur-sage	-Turpentine Bush
-Ironwood	-Yucca	-Prickly Pear Cactus
-Saguaro	-Cholla	-Brittle Bush
-Ocotillo	-Chuparosa	-Fairy Duster
-Barrel Cactus	-Goldeneye	-Desert Marigold
-Penstemon	-California Poppy	-Globemallow

Other Landscape Areas. Other minor landscape components include the restoration of non-NAOS areas and the revegetation of NAOS areas disturbed during construction of utilities and the internal roadway. The developer may utilize hydro-seeding to restore non-NAOS areas as determined with post-construction, in-field review. A Staff Approval request for the NAOS revegetation program was recently approved by Project Review Staff [07-SA-03] for the proposed revegetated NAOS areas as a component of the engineering improvement plans.

Site Wall. A low, meandering site wall is proposed in the landscape tract adjacent to 108<sup>th</sup> Place to create a sense of arrival for the project. The wall is proposed to undulate horizontally and vertically with the topography and vegetation [existing and proposed]. The concept for the wall is to utilize a dry-stack stone material to create a rustic-looking wall that blends with granite boulders present on the site. Granite boulders and vegetation will be integrated into the design and alignment of the wall. The wall will be approximately 18-36" wide and vary in height from two to four feet. The wall may be used in other locations on the project to provide interest at unique vantage points [i.e.: the cul-de-sac, the "elbow" in the road, etc.].



The proposed wall will be utilized, where possible, to screen controllers and other utility boxes in other locations. If the dry stack stone wall is determined to be cost prohibitive, an option to construct the wall using rustic stucco with manufactured stone is also indicated on the plans. The rustic stucco would consist of a three-coat stucco technique that would utilize integral color and hand mixing local granite material from the site into the final coat for a rustic appearance.

Project Identification Sign. The project identification sign will be constructed of cast-in-place concrete and tied into the proposed stone site wall similar to other signs constructed in Troon North [i.e.: Talus]. The sign will feature rusted metal lettering and be subtly lighted with low-voltage lighting [see below].

Traffic Control Signs. The applicant proposes to use rusted metal post [option: painted to look like rusted metal] with standard City traffic control sign plates. Additionally, the developer would propose to paint the backside of the signs a complementary dark brown color to reduce the reflectivity of traditional traffic control signs.

Decorative Pavement. The applicant proposes the use of tumbled, pre-cast cobblestone unit pavers at the entrance to the neighborhood. Colors will selected from the manufactures "Desert Blend" palette used in numerous locations in north Scottsdale including Whisper Rock, Merit Crossing and the Promenade developments. Another consideration for decorative paving includes the use of exposed aggregate with large aggregate river stone integrated with colored concrete [see below]. This decorative paving may be considered as an option within the cul-de-sac bubble.

Concrete. Where practical to implement, integral color mix will be provided on most concrete items on the project including headwalls, curbing, project identification sign, etc. Davis color "Cliffside Brown" has been used in Troon North in other locations and will be utilized here.

Landscape Lighting. Low-voltage landscape lighting will be used to highlight some of the features proposed in this application including specimen trees, cactus and site architectural components [site wall and project identification sign]. Low-voltage lighting subtly illuminates desired site features with minimal light spillage and visibility to off-site areas. Bronze or copper light fixtures will include down-lights [vine lights] and low watt up-lighting. Up-lighting will be screened with plant material, fixture shields and/or below grade light guards. Fixture cut sheets are included on the conceptual plans submitted with this application.

Site Amenities. Due to the relatively small size of the project, Parcel W will not have an improved common area amenity [pocket park, pool, etc.].

The site plan has been designed to provide maximum protection of the hillside slopes, small washes and numerous boulder outcrops on the site. The most prevalent site amenity will be the preserved natural features of the site and the significant distant views of north Scottsdale.

No common mailbox element is required. Therefore, individual mailboxes will be designed and constructed with each home.





Native Plant Inventory. This project is being developed as a custom home neighborhood with improvement envelopes. A native plant inventory will be prepared on a lot-by-lot case based on specific architectural site design. A native plant inventory for the areas disturbed during the implementation of backbone infrastructure has been submitted with the final plat and engineering improvement plans for the subdivision.

Troon North Master Environmental Design Concept Plan [MEDCP]. A MEDCP for the Troon North community was prepared by A. Wayne Smith and Associates in 1987. The document addresses many of the community design concepts for landscape and site architectural elements. Where appropriate, these design concepts have been utilized in the design of this project. All proposed elements are consistent with the Troon North MEDCP.

Irrigation. The approved revegetation program indicated two preferred techniques for landscape irrigation.

1. Automatic Underground System. Adjacent to the streetscape and project entry at 108<sup>th</sup> Place, the landscape area at the "elbow" of the internal street and the cul-de-sac island, the applicant envisions the installation of salvaged and container grown plant materials. In these areas, a "traditional" underground irrigation system will be installed to water plants. Native plants [trees and shrubs] will be watered until established as outlined below:

- Trees ..... Three Years [approximately]
- Shrubs / Ground Covers ..... One Year [approximately]

The irrigation controller for project will be set-up with multiple stations that can be coordinated with correct program for each plant type.

2. Hand Watering Program. Some minor non-NAOS areas disturbed during construction may be too small or too remote to provide a cost-effective underground irrigation system. If the developer chooses to restore these areas, the optional restoration program will feature hydro-seeded plants [see seed mix indicated on plans], transplanted native cactus [if available on-site] and boulders salvaged from the site. In these areas, the hydro-seed revegetation will be manually watered with the use of a water truck until plants are established or germinate per the following schedule:

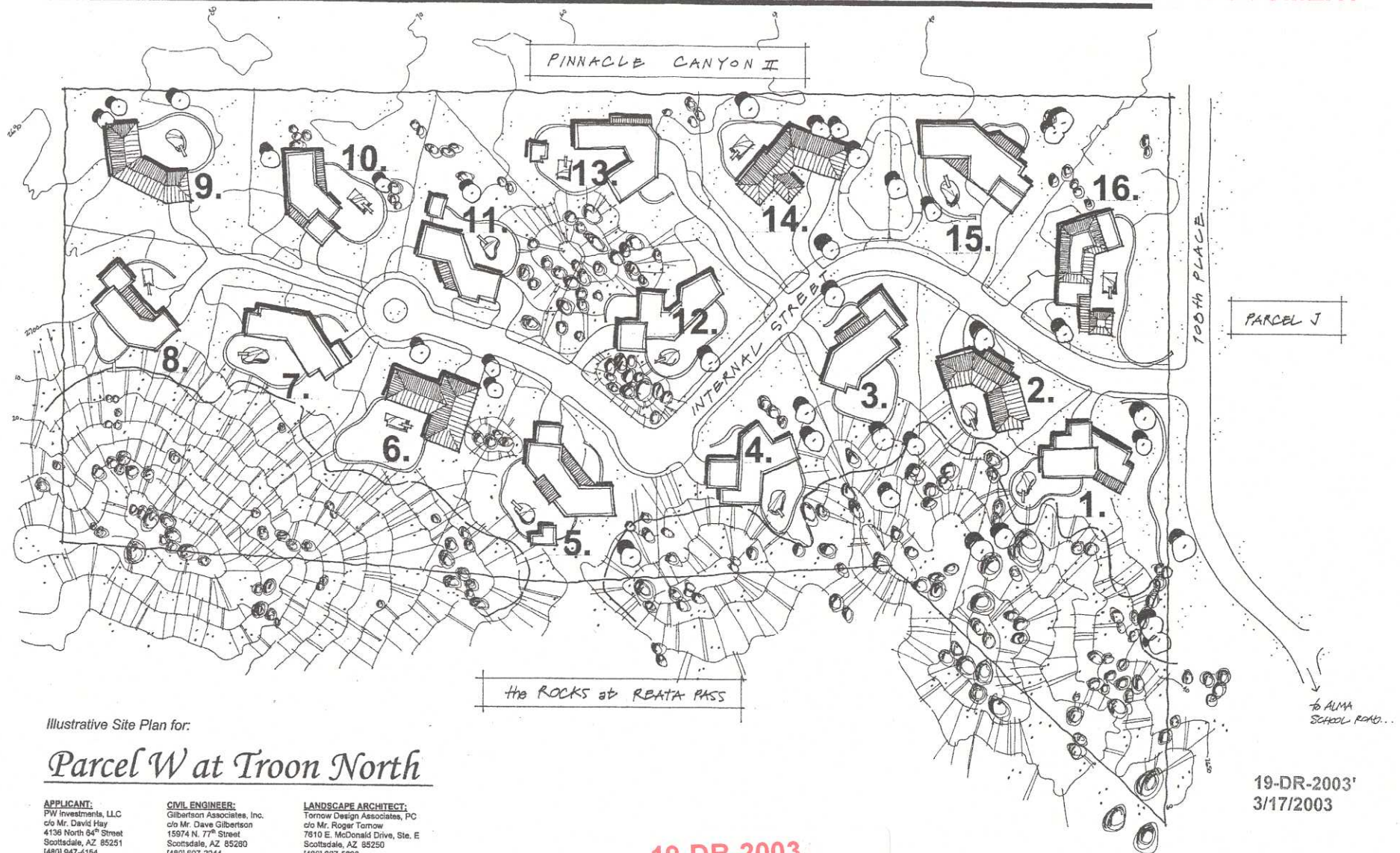
Hydro-seed revegetation areas will be hand-watered per the following schedule:

- May through August ..... 1 time per week [approximately]
- September through April ..... 2 times per month [approximately]

Hand watering will be performed for a minimum of six months or until hydro-seed mix is established.

Turf. No turf areas are proposed.





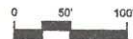
Illustrative Site Plan for:

## Parcel W at Troon North

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